

**APPENDIX B:**

**2002 LEVY ADMINISTRATIVE AND FINANCIAL PLAN  
NEIGHBORHOOD HOUSING OPPORTUNITY PROGRAM**

**2007-2009**

# NEIGHBORHOOD HOUSING OPPORTUNITY PROGRAM (NHOP)

	TOTAL 2003-2009	YEARS 2007-2009
Program funding	\$7,214,000	\$3,091,714
Goal	196 units	84 units

## **Program objectives**

The NHOP is a new program within the 2002 Housing Levy. Funding through this program is available for rental housing, and may be combined with other City funding, as further described in the Program Policies section below.

During 2007-2009, OH will proactively seek to fund units/projects with NHOP funding meeting the following objectives:

- Focus funding primarily within economically distressed communities.
- Seek projects that have a catalytic effect in revitalizing economically distressed communities. Specific criteria are listed in the Program Policies section below.
- Encourage development of projects in historically distressed areas (Central Area, Southeast Seattle, and the Delridge Valley area of Southwest Seattle).

## **Program policies**

Rental Preservation & Production Program policies will generally guide NHOP funding, except as noted below.

### ***1. Geographic focus***

Ordinance 120823 directs NHOP funding primarily to “economically distressed communities.” The maps attached as Attachment B show “economically distressed communities” where NHOP funds will primarily be used, meaning:

- At least 75% of program funding shall be used within target areas shown on the maps in Attachment B, as such maps may be adjusted by OH, where expressly so indicated on Attachment B, to include additional land in the immediate vicinity;
- Up to 25% of program funding may be used anywhere in the City, including within target areas, provided projects meet some combination of criteria listed under “3. Project selection” below.

Funding must meet these percentage allowances over the 3-year period (2007-2009).

## ***2. Funding allocation policy***

NHOP funds are subject to the following policy:

- At least 25% of program funding shall be used for units serving households with incomes up to 30% of median income;
- All program funding must be used for units serving households with incomes up to 80% of median income.

## ***3. Project selection***

To be funded, projects must meet some combination of the following criteria:

- Mixed-use and/or mixed-income projects that support key community-identified development goals or revitalization strategies (e.g. Neighborhood Plan project or program);
- Project achieves multiple strategic objectives in support of community development and project can demonstrate community support due to project support of community objectives (e.g. Neighborhood Plan project or program);
- Project is of a size and scale to make a significant community impact;
- Project, by itself or as part of larger effort, is catalyst for additional desired development;
- Project helps mitigate impacts of gentrification, for example, helping to maintain a variety of housing types and prices in a community;
- Project fills gap in housing continuum and thereby helps create or maintain diversity of housing opportunity;
- Project utilizes innovative design and architecture, preserves historic or landmark buildings, promotes transit-oriented development, and/or deals with blight and neglect.

## ***4. Combining NHOP funds with other City funds***

NHOP funding may be used in combination with other City funding, subject to overall limitations on amounts of City funding permitted per project outlined in the Rental Preservation & Production Program policies section.

## ***5. Project unit mix***

Projects funded through this program may include mixed-use and mixed-income developments, provided that the mix of units in an individual project must include a range of very low- and low-income housing units; and that the Levy funds shall be used only for the portion of the project financing that is allocable to the units that will serve income-eligible households.